

**City of Greensboro Planning Department
Zoning Staff Report
June 12, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: F
Location: 1138 Pleasant Ridge Road (East side of Pleasant Ridge Road between West Market Street & Cude Road)

Applicant: S & S Brick Paving & Lawn Maintenance, Inc.
Owner: Lyndon H. & Jean C. Mitchell

From: RS-40
To: CD-LI

Conditions: 1) Uses: All permitted uses in the LI zoning district.
2) Building setbacks shall be a minimum of 50 feet from Pleasant Ridge Road.
3) Signage shall be as Corporate Park requirements.
4) A street planting yard of 15 feet minimum shall be provided along Pleasant Ridge Road.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Single Family
Acreage	1.941
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees / grass <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Industrial / Corporate Park
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family	RS-40
<i>South</i>	US Postal Service Distribution Center	CD-LI
<i>East</i>	US Postal Service Distribution Center	CD-LI
<i>West</i>	NC Baseball Academy	CD-LI

ZONING HISTORY		
Case #	Year	Request Summary
2504	1996	This property has been zoned RS-40 since it was annexed in 1996. The original zoning was approved by City Council on August 6, 1996.

DIFFERENCES BETWEEN RS-40 (EXISTING) AND CD-LI (PROPOSED) ZONING DISTRICTS
RS-40: Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one or more of the following characteristics: (a) Lies within the 60 DNL noise contour; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; or (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.
CD-LI: Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties. See Conditions for property restrictions and other conditions.

TRANSPORTATION	
Street Classification	Pleasant Ridge Road – Major Thoroughfare.
Site Access	Unknown at this time.
Traffic Counts	Pleasant Ridge Road ADT = 7,235.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Site drains to Upper Randleman Lake Watershed WS IV
Floodplains	N/A
Streams	N/A
Other	Low density development is from 0-24% of built upon area. High density development is from 24-70% of built upon area. Maximum BUA allowed is 70% of site acreage (High Density option). All existing and proposed BUA must drain and be treated by a State approved BMP.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
South	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
East	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
West	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

POLICY 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The Airport Area Plan, endorsed by City Council on June 18, 2002, designates this area as Non-Residential. This designation is a broad category that includes both light and heavy industrial uses, offices, warehouses, service-oriented commercial activities, and other types of development that are not noise-sensitive.

Other Plans: N/A

STAFF COMMENTS

Planning: As far as the City is concerned, the initial conditional Light Industrial zoning in this vicinity occurred when the greater area was annexed in 1996. Tracts on both sides of Pleasant Ridge Road near West Market Street were originally zoned CU-LI in August 1996. Other light industrial zoning changes included:

- 1) Original zoning and rezoning of the 13-acre Tencarva Machinery property to Light Industrial by City Council in February 1998. This property is located to the south of the subject property and on the west side of Pleasant Ridge Road.
- 2) Rezoning of the 81.5-acre Postal Service tract to CU-LI (#2700) by the Zoning Commission in October 1998. This property abuts the subject property on the southern line.
- 3) Original zoning of the bulk of the NC Baseball Academy (the back 9 acres) opposite the subject property to CU-LI (#2764) by City Council in September 1999.
- 4) Two parcels on the west side of Pleasant Ridge Road north of the subject property on the west side of Pleasant Ridge Road (1.8 acres #2895 and 1.03 acres #2896) were originally zoned and rezoned to CU-LI by City Council in January 2001. CD-LI #2895 is limited to use as a office/warehouse and general contractors office and storage yard. CD-LI #2896 is limited to office/warehouse and courier service including solely the parking of associated trucks.
- 5) A 1.13-acre tract north of the subject property on the west side of Pleasant Ridge Road was originally zoned and rezoned to CD-LI by City Council in January 2006. This request was for a general contractors office and storage yard.

This request is consistent with the Industrial/Corporate designation on the Generalized Future Land Use Map of Connections 2025. This designation applies to areas where present or anticipated uses include both light and heavy industrial uses.

Given the proximity to Piedmont Triad International Airport and the interstate/roadway network in this extended area, this proposal for Conditional District – Light Industrial is reasonable from both the land use and economic development viewpoints.

GDOT: No additional comments.

Water Resources: If any wetland disturbance and or stream crossing/disturbance is proposed all the required approvals must be obtained from State and Corps of Engineers.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.

ADDITIONAL INFORMATION